

**MINUTES OF LAYTON CITY
COUNCIL WORK MEETING**

AUGUST 15, 2013; 5:35 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR J. STEPHEN CURTIS, MICHAEL
BOUWHUIS, JOYCE BROWN, BARRY FLITTON,
JORY FRANCIS AND SCOTT FREITAG**

STAFF PRESENT:

**ALEX JENSEN, CLINT DRAKE, BILL WRIGHT,
PETER MATSON, JAMES (WOODY) WOODRUFF,
TERRY COBURN, KEVIN WARD, DEAN HUNT
AND THIEDA WELLMAN**

The meeting was held in the Council Conference Room of the Layton City Center.

Mayor Curtis opened the meeting and turned the time over to Alex Jensen, City Manager.

MISCELLANEOUS:

Alex said a Strategic Planning meeting was planned for next Thursday, August 22nd, but some Councilmembers would be absent. Alex said the only critical item on the agenda was the canvass of the election, which could be moved to another date and time. Discussion suggested holding the canvass on August 22nd at 7:30 a.m., and rescheduling the Strategic Planning meeting.

Alex said the September 5th Council meeting was the same night as the Davis County Gala. Discussion suggested not holding a Work meeting and holding the Council meeting at 5:30 p.m.

AGENDA:

**2012 LAYTON CITY MUNICIPAL WASTEWATER PLANNING PROGRAM ANNUAL
REPORT – RESOLUTION 13-44**

Terry Coburn, Public Works Director, said each year the State required the City to complete a Municipal Waste Water Planning Program Annual Report. Terry said it was a report about the City's sanitary sewer system. He said the City was in good shape; the City had a very good sanitary sewer system and a very aggressive televising program to monitor the lines. Terry said the report would be submitted to the State.

**MEMORANDUM OF UNDERSTANDING WITH NORTH DAVIS SEWER DISTRICT
GRANTING A NON-EXCLUSIVE SEWER AND FACILITY EASEMENT – LOCATED UNDER
THE ROCKY MOUNTAIN POWER CORRIDOR NORTH OF WEAVER LANE –
RESOLUTION 13-41**

Terry Coburn said this agreement was an easement to allow North Davis Sewer District to run a line under the Rocky Mountain power corridor north of Weaver Lane. He said the City had some storm detention facilities in the area and the City Engineer was working with the Sewer District to make sure the detention facilities were replaced by the Sewer District, to the satisfaction of the City, when they had completed their line.

Councilmember Bouwhuis said the Sewer District had acquired all but three easements necessary to run the new line.

INTERLOCAL COOPERATION AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) FOR CORRIDOR IMPROVEMENTS ALONG SR-89 – RESOLUTION 13-45

Terry Coburn said this was an agreement with UDOT for corridor improvements on Highway 89. He said there were several areas that would be improved, which were outlined in the Council packet. Terry said the State was providing some funds for the repairs and the City would be paying the balance. He said the improvements would help with several of the connections to Highway 89.

James (Woody) Woodruff, City Engineer, said they would exclude the connection at Antelope Drive.

Councilmember Flitton asked when they were anticipating starting the projects.

Woody said they would begin very soon.

Alex asked Woody to speak to the overlay projects, specifically the one at Robins Drive. He said as part of the UDOT improvements planned for next summer, there would be repairs in that area as well.

Woody said they wouldn't make repairs to the curb, gutter and sidewalk because that would be completely redone with the widening project next year by UDOT. He said all of Robins Drive would be milled and overlaid, from Antelope Drive north to the Clearfield boundary. Woody said they were working on timing with the hospital. Most of the work would be done in two weeks on late Saturday evening and Sunday.

Councilmember Freitag asked if there would be widening on Robins Drive with the UDOT project next year.

Woody said yes; there would be a dual left turn going south on Robins Drive and turning east onto Antelope Drive. He said improvements would also be made to accommodate trucks and buses turning north onto Robins Drive.

Alex asked Woody to speak about other overlay projects planned in the City.

Woody indicated that the biggest overlay would be completed on Church Street from Antelope to Highway 193. He said there were several small roads as well, but Robins Drive and Church Street were the major projects.

Terry said the ribbon cutting ceremony for the new tank would be coming up. He said it would probably be around September 9th. Terry said this was a very nice project and the public needed to know of these types of improvements. He said with the addition of the new tank, the City has experienced no problems with supplying water this summer with the numerous 100 degree days. Terry said this is the most significant improvement to the City's water system in his 39 years with the City.

Alex asked Kevin Ward, Fire Chief, to speak to the land donation for the training center. He said the father of the family had passed away, but the mother was still alive.

Kevin Ward said the Fire Department picked the family up in a fire truck and did a private tour for approximately 20 members of the family. He said a plaque would be placed on the building recognizing the family.

Councilmember Bouwhuis explained some remodeling that was done to the DATC's Freeport Center facility to enhance their fire training program. He said between the two facilities the City would have some great fire training capabilities.

INTERLOCAL AGREEMENT FOR PARAMEDIC SERVICES WITH NORTH DAVIS FIRE DISTRICT – RESOLUTION 13-43

Kevin Ward said this was an interlocal agreement with the North Davis Fire District for billing of paramedic services. He said whenever the Fire Department provided ambulance services outside the City, the State required an agreement to receive reimbursement. Kevin said this agreement was renewed every 5 years. He said because of the huge write-offs required by such entities as Medicare, the reimbursement was based on what was collected and not what was billed.

Kevin said Dean Hunt, Fire Marshall, would be presenting this item at the regular meeting. He said he was the Night Operations Chief on the fire in Summit County and he had to leave before the meeting. Kevin said the City had two brush engines in Idaho on the Beaver Creek Complex fire. He said one reserve ambulance was on the fire in Tooele and there would be one brush engine in Summit County tonight. Kevin said there were adequate resources in the City to provide necessary coverage.

Kevin said the new water tender would be picked up a week from Monday. He said this would be a great asset for the City. Kevin explained some of the features of the water tender vehicle.

DEVELOPMENT AGREEMENT AND REZONE REQUEST (GREEN AND GREEN) – R-S (RESIDENTIAL SUBURBAN) TO PB (PROFESSIONAL OFFICE) – 836 SOUTH ANGEL STREET – RESOLUTION 13-35 AND ORDINANCE 13-18

Peter Matson, City Planner, said this rezone proposal was heard by the Planning Commission a while ago. He said Staff had met with residents that voiced concerns at the Planning Commission hearing about pedestrian safety issues with children walking along Angel Street to Heritage Elementary. Peter said several people from the Pheasant Place subdivision met with Staff. He said in developing the Roberts Farms subdivision, Mr. Green had two residential lots on the south side of the intersection that fronted onto Angel Street. Peter said the proposal was to combine the two lots into one parcel and develop a neighborhood professional office building that would access off of Angel Street.

Peter said a dental group had been working with Mr. Green on the project, but there was not a specific contract on the property. He said the building would contain approximate 8,000 to 9,000 square feet. Peter said the initial indication was that the center suite would be where the dental office would be located. He said if the zoning was approved, there would be a site plan review process that would take place. Peter said the design included in the Council packet met all of the zoning requirements relative to setbacks, landscape buffers, and building height.

Peter said as Staff met with the residents, some of the concerns expressed included the safe route to the school without connectivity through the neighborhood. He said with Phase 8 of Roberts Farms coming online, and with the intersection at Layton Parkway and Angel Street going to a four-way intersection, the better alternative for the children would be to come down Angel Street from the north and travel west on the south side of Layton Parkway to Arbor Way, which connected into the north side of the school. Peter said the timing of construction shouldn't be too long after school started. He said the map included in the packet showed that as the Kennington Place subdivision came online, there would be additional connections into Pheasant Place through the subdivision away and from Angel Street.

Peter said Staff also spent time explaining the PB zone to the residents, and showing examples of the zone throughout the City. He said five examples of PB zoning in the City were included in the packet. Peter discussed these various locations.

Councilmember Bouwhuis said as he had talked with a couple of the residents, they indicated that the difference between the proposed project and the other examples were a wider road with a shoulder and

turnout lane.

Councilmember Brown mentioned the Gardner Dental project on the corner of Fairfield Road and Wasatch Drive. She said Wasatch Drive was a neighborhood street without any shoulder or turnout lane. Councilmember Brown said this would be a closer comparison to the proposed rezone.

Peter said he didn't know if any of the examples had turnout lanes.

Councilmember Brown said Gordon Avenue would have a turn lane in the middle of the road.

Council and Staff discussed restriping that would take place in the area.

Councilmember Brown asked if Angel Street would eventually be similar to Flint Street with curb, gutter and sidewalk on both sides.

Woody said it would be similar, but Angel Street would actually be wider than Flint Street.

Councilmember Brown said as soon as Layton Parkway was opened up to the west, traffic would lessen on Angel Street.

Councilmember Bouwhuis asked if there were some safety issues with Arbor Way.

Bill Wright, Community and Economic Development Director, said Arbor Way was currently under construction. He said Staff talked with Mr. Green about installing the sidewalk on Arbor Way before the homes were built to allow for foot traffic to the school.

Councilmember Brown asked where Crossing Guards were located for Heritage Elementary.

Bill said there was one at the intersection of Weaver Lane and Angel Street, and there was one further west on Weaver Lane adjacent to the school.

Councilmember Brown said an additional Crossing Guard could be added at Angel Street and Layton Parkway.

Peter said with a Crossing Guard at Angel Street and Layton Parkway, one of the other Crossing Guards could probably be eliminated.

Council and Staff discussed traffic in the area associated with the school and the impact the proposed development would have on traffic.

Alex said he drove this area every day and the residents' depiction of the traffic was not accurate. He said the biggest issue was commuter traffic trying to get out of a subdivision onto Weaver Lane, and school traffic coming in, and how parents at every school dropped off children. Alex said the problem was not the volume of kids walking on the west side of Angel Street; most kids were coming out of the Greenbrier subdivision, which was on the east side of Angel Street. He said those kids stayed on the east side of Angel Street and used the crosswalk and Crossing Guard at Angel Street and Weaver Lane. Alex said the residents were not pointing out that most of the commuter traffic, if they had an option, would go north out of the subdivision to Layton Parkway. He said he felt that the commuter/school traffic would be lessened significantly with the Arbor Way connection to Layton Parkway.

Bill said there would be a lot more connectivity when all of the subdivisions were completed.

Councilmember Brown said it seemed that the biggest issue was traffic from the subdivisions and not the traffic that would be generated by the dental office.

Bill said if the two lots were to remain residential lots, residents would be backing out of their driveways onto Angel Street. He said with the proposed development, it would be front facing access into and out of the parking lot. Bill said the visibility of any children on the sidewalk would be much better.

Council and Staff discussed the traffic study included in the packet, and the likely traffic generated by a dental practice.

Councilmember Brown said other residents had indicated that there needed to be services, such as dentists, on the west side of the City.

Councilmember Francis said one of the greatest assets to his neighborhood was the Davis Family Physicians practice.

Bill said the positive recommendation from the Planning Commission was based on the General Plan policies of appropriate alternatives for land uses at the intersections of arterial collector roads. He said the proposed land use was consistent with the General Plan.

Ed Green, Developer, said this proposal would be safer for everyone on Angel Street; there would be no backing onto Angel Street. He said the building would be harmonious with the homes in the Roberts Farms subdivision. Ed said the driveway into the project would be to the extreme south end of the property, away from the Angel Street/Layton Parkway intersection, which would be safer than two residential homes accessing Angel Street closer to the Layton Parkway intersection.

Councilmember Flitton asked what the estimated height of the building would be.

Bill said the maximum height allowed would be 30 feet, which was the same as a residential development.

There was discussion about locating the building to the rear of the lots with parking up front to allow for better drainage and better buffering to the residential areas to the west.

ORDINANCE AMENDMENTS – AMENDING SECTION 3 OF THE LAYTON CITY DEVELOPMENT GUIDELINES AND DESIGN STANDARDS ENTITLED STREET IMPROVEMENTS; AMENDING TITLES 16, 18 AND 19 – REGARDING TEMPORARY TURNAROUNDS – ORDINANCE 13-17

This item was not discussed.

FINAL PLAT APPROVAL – OLD FARM AT PARKWAY SUBDIVISION, PHASE 2 – APPROXIMATELY 815 WEST LAYTON PARKWAY

Bill Wright said this was final plat approval for Old Farm at Parkway; Phase 2; Phase 1 of the subdivision was located on the north side of Layton Parkway. He said this Phase was on the south side of Layton Parkway. Bill said this property was part of an annexation from January 2012. He said this Phase would draw access from 850 South, which was a stub street in the Weaver Meadows subdivision.

Bill said this Phase of the subdivision contained 19 lots and met all of the requirements of the zone. He said people living in the Weaver Meadows subdivision became aware of this Phase and they became aware of a County action on property further to the west owned by Tyson Roberts that was located in the County. Bill said Mr. Roberts requested that the County place an agricultural protection overlay on his property.

Councilmember Francis asked if the City disputed that action.

Bill said no; there was a meeting with the County Planner making him aware of the development that was occurring. He said it was not a conservation easement; the County's approach was that when an agricultural protection overlay was requested it was granted. Bill said in the future if it was requested that the overly be removed, the County would remove it.

Councilmember Francis said he had heard that the City fought the agricultural overlay.

Alex said that was untrue. He said the overlay could be removed as easily as it was placed on the property; it was not a permanent overlay, and it would not prohibit the City from doing what needed to be done in terms of infrastructure.

Bill said the property would have to be annexed into the City to have any kind of development; it could not develop as residential property and remain in the County.

Councilmember Francis asked what would happen if the Council voted against this proposal.

Bill said the subdivision received vesting at preliminary approval. He said the process of taking a subdivision from preliminary approval to final approval was basically all technicalities of engineering. The reviews focused on sewer lines, water lines and separation, or lot sizes.

Bill said the residents from the Weaver Meadows subdivision made a request that the City study a second connection onto Layton Parkway, but that clearly didn't meet the City's spacing requirements on Layton Parkway. He said there were future opportunities for additional connections to the west when that property developed. Bill said that was consistent with the City's practices and standards.

Bill said the Developer did agree to a construction access easement across one of the lots. He provided a copy of the easement agreement to the Council.

Councilmember Bouwhuis asked if that could be a permanent solution.

Bill said no; it would only be for access of construction vehicles. He said often times that was the biggest impact to a subdivision.

Councilmember Brown said eventually there would be another connection between this property and Angel Street.

Bill said that was correct; there would also be two connections onto Weaver Lane in the future. He said ultimately when the Joe Hill and Tyson Roberts property developed, there would be great connectivity.

Mayor Curtis said the residents were indicating that Tyson Roberts was not going to sell his land so that it would never develop, which meant that there would be no future connections.

Alex said basically the residents in Weaver Meadows didn't want cars going by their houses. He said there wasn't anything the City could do about that.

Councilmember Brown said it made her think about her subdivision, and even though there were other exits for Peacefield residents to get out to Gentile Street, she still saw Peacefield residents coming in front of her home so that they could get out to Gordon Avenue. Councilmember Brown said, on the other hand, she went through the Peacefield subdivision to access Gentile Street. She said you couldn't stop people from going through a subdivision on a public street; even if there was another access on Weaver Lane it didn't mean people would use it.

Bill mentioned other subdivisions in the City that had limited access until they were completely built out.

He said it was not an unusual occurrence particularly with phasing of development.

Discussion suggested pulling this item from the consent agenda and speaking to it separately.

Bill recommended pulling Item I from the consent agenda as well, and voting on it separately, after the public hearing for Item A of the public hearings.

AMENDED PLAT APPROVAL – FOOTHILLS AT CHERRY LANE SUBDIVISION, PHASE 3 – APPROXIMATELY 2000 EAST OAKRIDGE DRIVE – ORDINANCE 13-25

This item was not discussed.

The meeting adjourned at 7:03 p.m.

Thieda Wellman, City Recorder